

**WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 20, 2025**

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually via Zoom Virtual Meetings on January 20, 2025.

1. CALL TO ORDER

President Don Wyatt called the meeting to order at 7:00 P.M.

2. ROLL CALL / QUORUM ESTABLISHED

Officers Present:

Don Wyatt, President (term January 1, 2025 - January 1, 2027)
Greg Estell, Vice-President (term January 1, 2025 - January 1, 2027)
Beverly Jackson, Treasurer (term January 20, 2025 – January 1, 2026)
Robert Ware, Secretary (term February 19, 2024 – January 1, 2026)

Officers Absent:

Brent Huber, Member at Large (term January 1, 2025 – January 1, 2027)

Also Present:

Dana Stout, Property Manager, Association Management, Inc. (AMI)

3. PUBLIC FORUM

No homeowners were present during the separate Zoom virtual meeting; the monthly WHOA meeting proceeded as planned.

4. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF DECEMBER 16, 2024

The December 16, 2024 meeting minutes were reviewed. Motion made by President to approve the submitted minutes; seconded by Vice-President. Motion carried.

5. OFFICERS ELECTION RESULTS

Don Wyatt was re-elected as President.

Greg Estell was re-elected as Vice-President.

Beverly Jackson was elected as Treasurer, completing the term of Meg Shanley through January 1, 2026.

6. TREASURER'S REPORT

Following review of financial reports for both calendar year 2024 and December 2024, questions were raised that required additional time for gathering necessary information. AMI will be providing revised financial reports for both calendar year 2024 and December 2024 at the February 2024 meeting to address questions raised at the January 2025 meeting.

7. COMMITTEE REPORTS

Architectural Review Committee:

A request for the installation of an inground swimming pool is under review.

Landscape Committee:

Encore is expected to submit a proposal for landscape design for the 96th Street and Windermere entrance to the community, with a cost estimate of between \$500 and \$1,000. Motion made by President to approve the proposal, not to exceed \$1,000, seconded by Vice-President. Motion carried.

Playground Committee:

Equipment delivery and installation continues to take place despite inclement weather, with completion no later than February 2025.

Events Committee:

The Windermere Events Committee will be conducting several community activities in 2025.

96th & Windermere Blvd Signage:

The person responsible for the damaged entryway signage has been identified, and he will be requested to pay for damages. Work continues to find a vendor that can provide replacement scrolls for the signage.

Sports Courts:

Contractor Leslie Coatings has agreed to complete work on the tennis and pickleball courts at an additional cost of \$5,000. The mid-July 2025 completion date may be delayed.

Collections:

Discussion concerning past due accounts took place.

CCR Compliance:

Discussion concerning CCR compliance took place.

8. NEXT MEETING

The next monthly meeting is to be held on February 17, 2025, at 7:00 P.M., via Zoom Virtual Meetings.

The board meeting adjourned at 8:18 P.M.

These minutes were submitted to the Board of Directors.

Robert Ware, Secretary
January 20, 2025